

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:				PJs in State: 12			
% of Funds Committed	94.99 %	98.83 %	12	97.21 %	31	31	
% of Funds Disbursed	90.17 %	93.72 %	11	90.53 %	40	41	
Leveraging Ratio for Rental Activities	31.88	3.94	1	4.97	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	96.36 %	94.16 %	9	85.01 %	51	46	
% of Completed CHDO Disbursements to All CHDO Reservations***	92.52 %	83.71 %	2	73.71 %	86	85	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	79.02 %	83.69 %	9	81.48 %	33	34	
% of 0-30% AMI Renters to All Renters***	46.85 %	47.61 %	8	45.54 %	52	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.41 %	99.59 %	11	96.14 %	22	25	
Overall Ranking:			In State:	5 / 12	Nationally:	74	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$16,180	\$18,635		\$28,248	143 Units	11.80 %	
Homebuyer Unit	\$12,523	\$15,277		\$15,487	468 Units	38.50 %	
Homeowner-Rehab Unit	\$13,095	\$15,370		\$0	604 Units	49.70 %	
TBRA Unit	\$0	\$2,097		\$3,211	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Fort Wayne IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$199,797	\$60,757	\$13,885
State:*	\$75,144	\$76,901	\$19,718
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 0.7 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.91

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	38.7	45.3	52.0	0.0	Single/Non-Elderly:	37.2	28.6	20.9	0.0
Black/African American:	50.4	40.2	43.9	0.0	Elderly:	13.1	1.9	27.6	0.0
Asian:	0.7	2.4	0.0	0.0	Related/Single Parent:	29.9	32.3	28.8	0.0
American Indian/Alaska Native:	0.7	0.0	0.3	0.0	Related/Two Parent:	13.1	25.2	15.9	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	4.4	8.5	3.3	0.0
American Indian/Alaska Native and White:	0.0	0.2	0.0	0.0					
Asian and White:	0.0	0.2	0.0	0.0					
Black/African American and White:	0.0	0.9	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	1.5	0.0	0.0					
Asian/Pacific Islander:	1.5	0.4	0.0	0.0					
ETHNICITY:									
Hispanic	8.0	6.0	3.8	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	37.2	23.7	37.6	0.0	Section 8:	13.1	2.4 [#]		
2 Persons:	21.2	20.3	25.5	0.0	HOME TBRA:	0.0			
3 Persons:	14.6	19.9	15.6	0.0	Other:	8.0			
4 Persons:	10.9	19.0	11.3	0.0	No Assistance:	78.8			
5 Persons:	10.9	8.1	6.5	0.0					
6 Persons:	0.7	4.3	2.6	0.0					
7 Persons:	2.2	1.3	0.7	0.0					
8 or more Persons:	2.2	0.4	0.3	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			12	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Fort Wayne State: IN Group Rank: 74
 (Percentile)
 State Rank: 5 / 12 PJs Overall Rank: 0
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	96.36	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	92.52	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.02	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	94.41	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	1.53	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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